

ATXI has been unsuccessful in obtaining an easement from James and Angela Tate, and the Laura C. Tate Living Trust. James and Angela Tate own three parcels at issue along the Kansas to Sugar Creek segment of the Project in Edgar County, Illinois. The parcels have been designated internally as ILRP_STPL_ED_038_ROW, ILRP_STPL_ED_040_ROW, and ILRP_STPL_ED_041_ROW. Laura C. Tate holds a life estate in one parcel at issue along the Kansas to Sugar Creek segment of the Project in Edgar County, Illinois, internally designated as ILRP_STPL_ED_035_ROW. The remaindermen to Laura Tate's life estate are Jane Tate, Joseph Barker, James Tate, Roseanne Tate, Amanda Tate, and Andrew Robert Tate. Laura Tate is not well, and Mr. and Mrs. James and Angela Tate have engaged in negotiations with ATXI on her behalf. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. and Mrs. Tate regarding acquiring an easement across the properties on at least 20 occasions, including 7 in-person meetings, 5 letters, and 8 voicemails.

A land agent began attempting to contact the Tates regarding these parcels in the fall of 2013, and presented ATXI's initial offers in November and December of that year. In January 2014, the agent contacted the Tates to inquire about the placement of the line and structures on their property. Mrs. Tate stated that Mr. Tate would return the agent's call. The agent inquired with Mrs. Tate about Laura Tate, and Mrs. Tate informed the agent that Laura was Mr. Tate's mother, that Laura was unwell, and that Mr. Tate handled all of Laura's property-related matters.

The agent attempted to contact the Tates on several occasions between January 2014 and September 2015, but was not successful. On September 18, 2015, the agent was conducting ground survey in the area and met Mr. Tate. Mr. Tate expressed concern about where gates would be installed in his fencing for access to the line, and stated that, in the future, he would

show the agent where he would like the gates placed. The agent attempted to contact the Tates several times between September 2015 and January 2016, but was not successful.

On January 21, 2016, Mr. Craig Smith informed ATXI that he now represents ILRP_STPL_ED_035_ROW only. He did not, however, provide ATXI any indication regarding what, if any, issues prevent ATXI from obtaining a voluntary agreement for this parcel.

ATXI will continue to attempt to negotiate with the Tates to the extent they are willing to engage in negotiations with ATXI, however, ATXI remains uncertain as to what, if any, unresolved issues remain. A voluntary agreement in the time frame necessary for this line segment's in-service date is unlikely and therefore, ATXI requests eminent domain authority over these parcels.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent 09-06-13 ☒
2. Initial appointment set for 11/21/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. mail out 01-30-14 Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
need to discuss with LO
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
mailed out never returned
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) R. J. McGUIRE R. J. McGUIRE ☐

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent 11-04-13 ☒
2. Initial appointment set for mail out 12-23-13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting mail out 12-23-13 ☒
4. Prepare and review Acquisition documents and maps mail out 12-23-13 ☒
5. Provide landowner with business card and show Ameren ID badge mail out 12-23-13 ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter: mail out 12-23-13
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. mail out 12-23-13 Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. mail out 12-23-13 Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable none found - none stated ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) B.J. McGill Rg. mgc@ill ☒

Tax Id: 06-17-27-300-020, 06-17-27-100-003

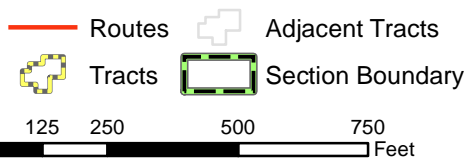


Ameren - Illinois Rivers



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Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



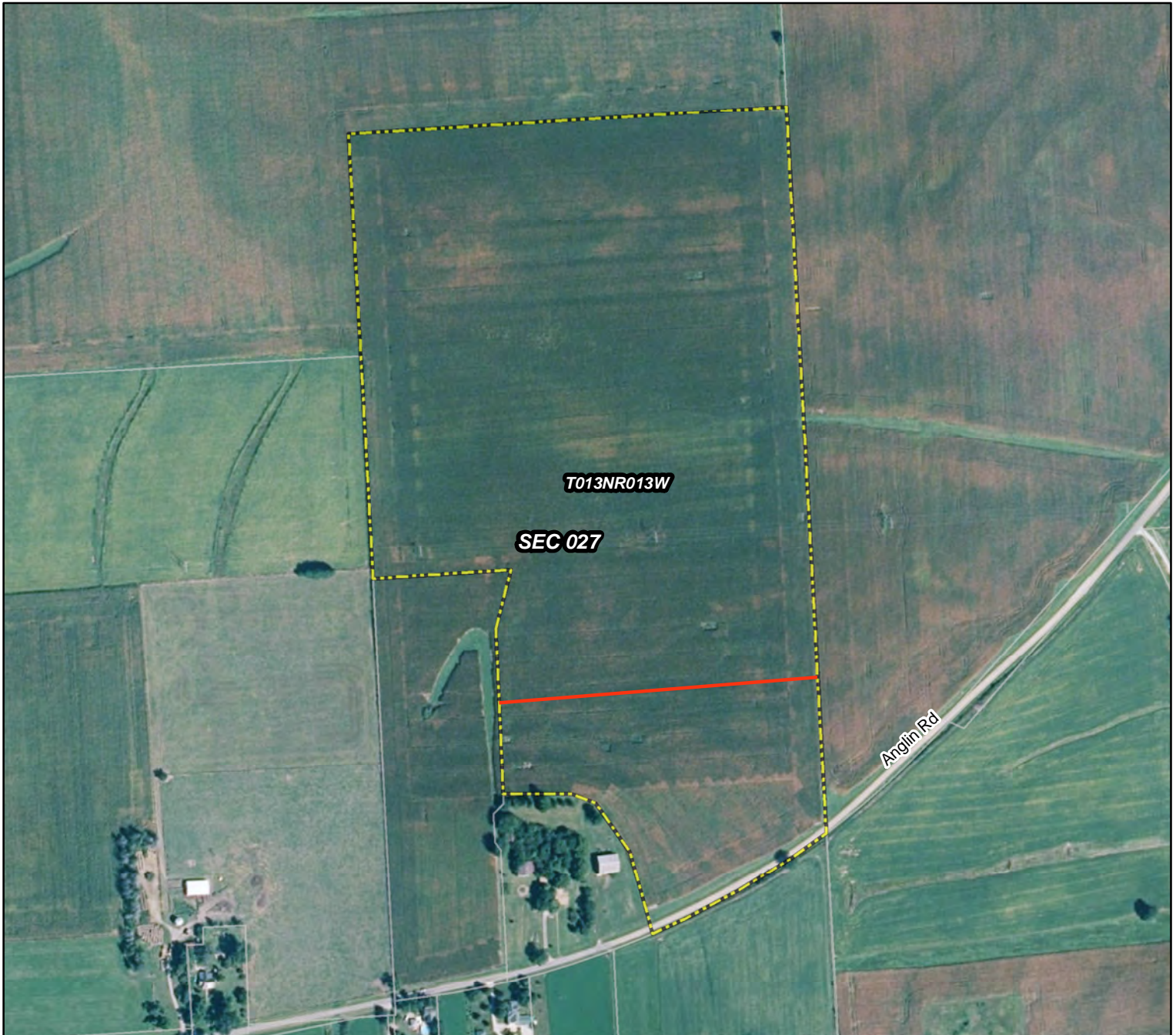
James H. Tate

Tract No.: ILRP_STPL_ED_038

Date: 11/17/2015

Edgar County, IL

Tax Id: 06-17-27-400-014, 06-17-27-200-003

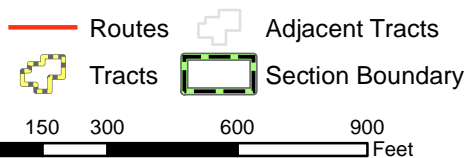


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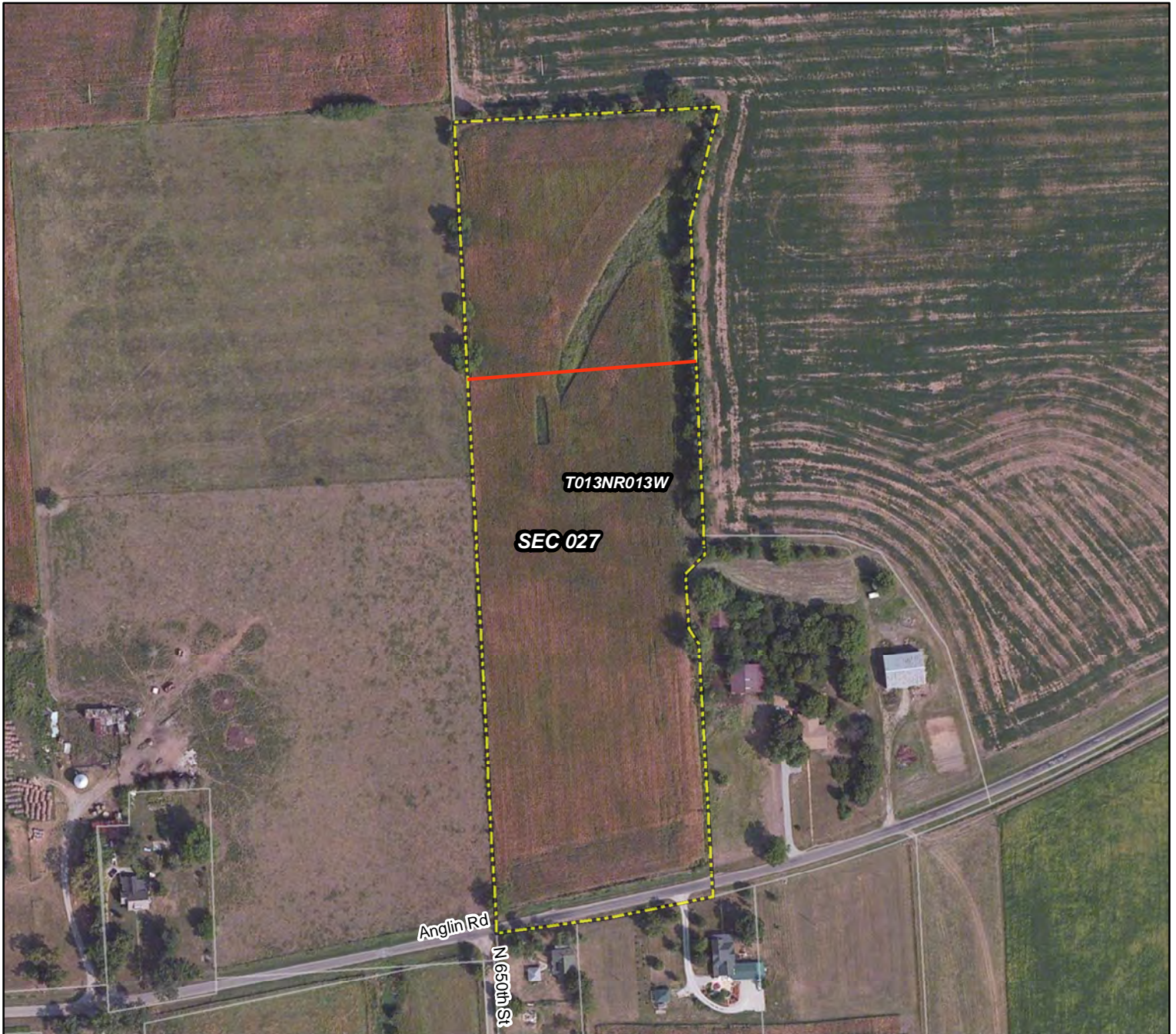


James H. Tate

Tract No.:ILRP_STPL_ED_040

Date: 11/17/2015

Tax Id: 06-17-27-400-018

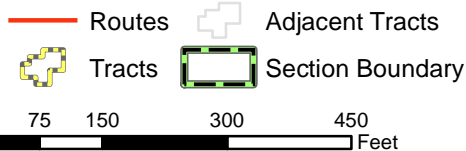


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James H. Tate

Tract No.: ILRP_STPL_ED_041

Date: 11/17/2015

Tax Id: 06-17-27-300-001, 06-17-28-400-003

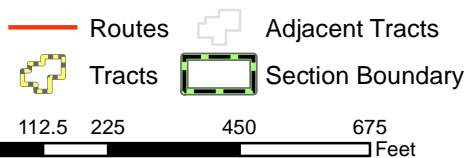


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Laura C. Tate

Tract No.: ILRP_STPL_ED_035

Date: 11/17/2015